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Director (Pkg.) MPR/TC,
D.D.A. Vikas Minar N. DELHI-2

Dy. No. 2190
Dated: 30/4/12

Subject: SUGGESTIONS for Review of master plan for delhi 2021--KI, KII AND L ZONE

To Director Planning DDA
6th Floor Vikas Minar, 1TO, Delhi
Mrs. Parate

WEST DELHI WEST DELHI III
From Anupama Malhotra
on behalf of Uma Malhotra
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Date: Monday, 30 April, 2012, 16:15

Respected sir/madam

As it has been stipulated in MP2021 that DDA is likely to take up development of delhi based on PPP. Till date policy of PPP has not been streamlined. Hence if any step is not taken towards implementation of PPP then there is likely to be unauthorised development in delhi. The 1639 unauth colonies are one of the glaring examples of such haphazard development.

MP2021 has been notified bu Govt of India. Subsequently based on provisions of mp2021 respective zonal plans of delhi have been notified and placed in public domain. However there is no clearcut policy and programme for planned development of delhi.

I own a 2 acre piece of land for more than 28 years in L zone, which is agricultural but I have been forced to keep it construction wise vacant since there is no clearcut policy of allowing development and when i approach MCD and DDA both say permission for residential and group housing cannot be given to individual land owners of pvt land as PPP policy is not in place. However my neighbours while taking law in their hands have developed their area unauthorisedly and haphazardly and skewed up the entire face of planned delhi and now even their layout plans are being accepted on an "as is where is basis" by mcd and ud without any responsibility on their part to provide land within their colonies for their own facilities. Nor is mcd or ud marking any facilities within these colonies as they should.

As a law abiding citizen and land owner for more than 28 years, I have not submitted to the land mafia pressure and threats and have protected my land with my heart and soul inspite of being a widow and with no male support. i have not submitted to illegal colonisation on my land and am still waiting for legal permission to construct on my land as per zonal plan use of residential.

While There is a redevelopment plan for unauthorised colonies who have submitted their layout plans, there is no provision for courageous, honest law abiding private landowners like me to submit a layout plan to the local body and proceed legally with a dynamic good living residential layout of housing on my own land on my own, keeping in mind the norms and facilities for group housing, vertical growth on min of 3000sq mt, which only DDA can do at present. This should be corrected and thrown open to pvt land owners.

There is a serious dichotomy due to non implementation of clear cut policy and I request

Shweta 2/15 AD (PVT)

you to bring in the policy of PPP PUBLIC PRIVATE PARTNERSHIP and also include lesser areas of 2 acres of private land owners where as equal citizens of India could participate in process of development legally.

I should be allowed to submit a layout plan for my land legally for residential use as per zonal plan and allowed to develop my land myself legally in a planned manner for residential use in conformity with the zonal land use of residential as opposed to large scale acquisition, development and disposal policy presently in force and i should be allowed to create a housing society for area above 3000sq mt which at present is only done by DDA.

PPP in land assembly/development of pvt land of lesser areas like 2 acres as an alternative to large scale acquisition, dev, and disposal policy presently in force should be put in place on priority as envisaged in MP 2021.

Private lands which are not part of unauth colonies even if they are 2 acres should be kept out of the purview of LAP for facilities for unauth colonies. Clean lands like these should be allowed to be developed by landowners.

As for unauth colonies esp 1639 should be redeveloped vertically and the space thus released within their own boundaries should be used for providing facilities for these colonies. Only DDA lands already acquired should be used for big things like sports complex etc. NO NEW ACQUISITIONS SHOULD TAKE PLACE.

Vertical growth should be totally encouraged as an attitude as there is no room for the luxury of individual plots, as in mumbai. HEIGHTS should be increased and PPP and legal permissions for pvt land owners outside of unauth colonies should be put in place immediately to allow pvt land owners to legally apply , submit fresh layout plan, pay conversion charges to local bodies and go ahead with a dynamic good living model housing society complete with facilities thus contributing to planned need of housing stock, as per MP2021 norms but not through acquisition policy of dda but on their own in partnership directly with certified builders, without their lands being acquired.

As per MP2021 planning is a dynamic process that demands fine tuning to suit emerging needs and attitudes to remedy what is hurting people. The emerging need is housing and planned development and what is hurting law abiding citizens of 2 acres of land who have not submitted to illegal colonisation, is to construct legally in conformity with planning norms on their own lands and who are living in constant fear of being cornered by land mafia and by the constant threat of their land being acquired by DDA,

To learn lessons from past ie unauth colonies and haphazard growth.

If you truly believe in the mission statement of MPD2021 to allow and enable in this democratic system, the citizens to become active stakeholders in development of Delhi and that the MP 2021 should be a Peoples document and not merely a sarkari plan, then please put PPP in place even for stand alone small pieces of land like 2 acres and provide legal sanction for these pvt land owners (outside of unauthorised colonies) to develop housing on

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their own lands as per zonal plan use, along with certified builders and contribute to a clean planned self sufficient housing society with full facilities and without acquiring any part of their lands.

And also to IMPLEMENT the redevelopment plan for 1639 unauth colonies vertically ,within their own boundaries and enable them to release and create space for their own facilities.

That would truly result in a beautiful Delhi with livable good standard self sufficient housing societys with their own facilities.

WITH HOPE ...


ANUPAMA MALHOTRA
on behalf of herself and UMA MALHOTRA

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